

## CHAPTER X — ZONING DISTRICTS AND REGULATIONS

This Chapter establishes zoning districts within San Juan County in order to implement the County's General Plan and to promote the health, safety, and general welfare of its residents. These regulations are intended to protect and preserve natural resources, including watersheds, wildlife habitat, agricultural lands, and open space; to encourage land use patterns that reduce unnecessary infrastructure costs and avoid inefficient or hazardous development; to support agricultural operations and rural lifestyles while minimizing land use conflicts; to provide for orderly residential, commercial, and industrial development consistent with the character of the County; to promote public safety by reducing risks associated with fire, erosion, flooding, and incompatible land uses; and to ensure that development occurs in a manner consistent with the availability of essential services such as water, wastewater, transportation, and emergency response.

In furtherance of these purposes, the unincorporated areas of San Juan County are divided into the following zoning districts: Residential (R), Rural Residential (RR), Agricultural (AG), Highway Commercial (HC), Community Commercial (CC), and Industrial (I), with additional zones established as necessary in accordance with this Code. The boundaries of these districts are shown on the official zoning map adopted by the County Commission, which shall be maintained by the Planning Administrator and made available on the County website and at the Planning and Building Department. The zoning map, together with all notations, references, and boundaries shown thereon, is incorporated into this Chapter as if fully set forth herein. Where uncertainty exists regarding district boundaries, street or alley centerlines, lot or parcel lines, or the centerlines of rivers, canals, or ditches shall be construed as the district boundaries, as applicable.

These regulations apply to all land within the unincorporated areas of the County, subject to applicable federal, state, or tribal jurisdiction. Where land is not currently subject to County jurisdiction but later becomes eligible, it shall be assigned a zoning designation consistent with the nearest compatible district. No land, building, or structure shall be used, erected, altered, or expanded except in accordance with this Chapter. Uses are classified as permitted, conditional, or prohibited, and any use not specifically identified in the adopted Use Table is prohibited. The Use Table is incorporated by reference and governs all zoning districts.

General development standards apply across all zoning districts unless otherwise specified. Development within the service area of an approved public water or wastewater system must obtain written certification from the service provider confirming adequate capacity, while private systems may be permitted only where public systems are unavailable and subject to Health Department approval. All lots must have legal and safe access, and all development must comply with applicable local, state, and federal regulations. Site plan review shall be required where specified by this Code.

The Residential (R) Zone is intended to provide areas primarily for residential living, allowing limited accessory uses that are compatible with residential development, and generally limiting development to one primary dwelling per lot with required building separation standards. The Agricultural (AG) Zone is intended to preserve agricultural lands and promote farming, grazing, and related rural uses while minimizing conflicts with non-agricultural development and protecting agricultural operations from encroachment. The Rural Residential (RR) Zone is intended to provide for low-density residential development that supports rural lifestyles, including limited agricultural activities and animal keeping, with larger lot sizes that reduce demand on public services.

The Highway Commercial (HC) Zone is intended to accommodate commercial uses serving the traveling public along major transportation corridors while maintaining safe and efficient traffic flow, requiring appropriate access and design to minimize congestion and protect adjacent uses.

The Community Commercial (CC) Zone is intended to provide for smaller-scale commercial development serving local communities, with an emphasis on compatibility and walkability. The Industrial (I) Zone is intended to provide areas for manufacturing, processing, storage, and similar industrial activities, subject to site plan review, appropriate screening, landscaping, maintenance standards, and compliance with all required regulatory permits.

ZONE DESIGNATION USE TABLE

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agricultural (A) Agricultural AD-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
<b>Accessory Building(s)</b> *supports primary use and may not be used for human occupancy	P	P	P	P	P
<b>Agricultural Industry</b> *including animal feed yards, fur farms, production of agrochemicals, feed manufacturing, etc.	-	-	C	C	C
<b>Agricultural Production, Storage &amp; Sales</b> *including hay, grain, and other feeds	-	P	P	P	P
<b>Agricultural Commercial Farms &amp; Ranches</b> *including wholesale and retail space	-	C	P	P	P
<b>Air Transport Overlay Zone</b> *including airports, airstrips, heliports, and hangar homes	-	-	C	C	C
<b>Apiary (Commercial Beekeeping)</b>	-	C	P	P	P
<b>Auction House (livestock)</b>	-	C	P	P	P
<b>Automobile Sales / Rentals (new &amp; used)</b>	-	C	P	P	P
<b>Automotive Accessories / Farm Machinery / Equipment Sales</b>	-	C	P	P	P
<b>Automobile Service Stations / Auto Repair</b> *does not include a junk or salvage yards	-	C	P	P	P
<b>Aviary / Hatchery</b>	-	C	P	P	P
<b>Bakery Products / Commercial Manufacturing</b>	-	C	P	P	P
<b>Bakery / Confectionery / Deli Counters</b>	C	C	P	P	P
<b>Bank / Financial Institutions</b>	C	C	P	P	P
<b>Barber &amp; Beauty Shops / Cosmetic Services</b>	C	C	P	P	P
<b>Big Box Retail</b>	-	-	C	P	P
<b>Bicycle Shops</b>	C	C	P	P	P

RV & Boat Storage Yard	-	C	P	P	P
Bowling Alley	-	C	P	P	P
Building Materials / Hardware Stores	-	C	P	P	P
Bus Terminals	-	C	P	P	P
Butcher Shops	C	P	P	P	P
Cabinet / Woodworking Shops	-	C	P	P	P

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Camp Parks / Resorts / Glamping	-	C	C	C	C
Cannery / Commercial Manufacturing	-	-	C	P	P
Childcare Center *does not include home occupation childcare	C	C	C	C	-
Chemical / Drug Manufacturing	-	-	C	C	C
Church / Temple / Place of Worship	P	P	P	P	-
Clinic / Health Care Services *including medical, dental, therapy and others	C	P	P	P	P
Concrete / Gypsum / Plaster Productions	-	-	P	P	P
Confectionery / Commercial Manufacturing	-	C	P	P	P
Contractor Services / Construction Yards	-	C	P	P	P
Dairies / Dairy Products Manufacturing	-	C	P	P	P
Dance / Yoga / Martial Arts Studio	C	C	P	P	P
Dwelling, Single-Family	P	P	P	C	-
Dwelling, Two-Family / Duplex	P	P	P	C	-
Dwelling, Multiple-Family / Apartments	P	P	P	C	-
Dwelling, Accessory Units (ADU's)	P	P	P	C	-
Dwelling, On-Site Staff Housing / Second Floor Units *must be secondary to primary commercial use and cannot be subdivided to primary use	C	P	P	P	P
Dwelling, Manufactured Home / Tiny Home *units must be permanently affixed	P	P	P	P	-
Dwelling, RV / Trailer for Long Term Use *minimum lot size of 0.5 acre and are connected to approved water, power, and sewer/septic	P	P	P	P	-
Educational Facility Public	P	P	P	P	-
Electric Vehicle Charging Stations (public use)	C	C	C	P	P
Enclosed Storage, Commercial	-	C	P	P	P

<b>Energy Production, Commercial</b> *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	-	-	C	C	C
<b>Equipment Rental &amp; Storage</b> *excluding vehicular/ATV rentals	-	C	P	P	P
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<b>Evaporation Ponds</b> *not associated with Type 3 Animal Density operations	-	C	C	C	C
<b>Event / Conference Centers</b>	-	C	P	P	P
<b>Fabrication of Apparel</b>	-	C	P	P	P
<b>Fabrication of Electronics</b>	-	C	P	P	P
<b>Fabrication of Manufactured or Tiny Homes</b>	-	C	P	P	P
<b>Fabrication of Metal Products</b>	-	C	P	P	P
<b>Flex Office and Warehousing</b>	-	C	P	P	P
<b>Food Preparations / Commercial Manufacturing</b>	-	C	C	C	C
<b>Forest Industry / Sawmills / Wood Products</b>	-	C	P	P	P
<b>Fuel Service Storage &amp; Sales (propane, etc.)</b>	-	C	P	P	P
<b>Funeral Home / Mortuary</b>	-	C	P	P	P
<b>Fur Goods Manufacturing / Taxidermy</b>	-	C	P	P	P
<b>Gas Stations / Truck Stops / Associated Convenience Stores &amp; Services</b>	-	C	C	P	P
<b>Golf Courses</b>	-	-	P	P	P
<b>Government Facilities</b>	C	P	P	P	P
<b>Gravel Pits / Critical Infrastructure</b> *Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.	-	-	P	P	P
<b>Grocery Stores / Supermarkets</b>	C	C	P	P	P
<b>Gyms / Fitness Centers / Indoor Climbing</b>	C	P	P	P	P
<b>Home Occupations / Cottage Industries</b>	P	P	P	P	P
<b>Hospitals</b>	-	C	P	P	P
<b>Hotels / Motels</b>	-	C	C	P	C
<b>Junk / Salvage Yard</b>	-	C	C	C	P
<b>Kennels</b>	-	C	C	C	C
<b>Laundering / Dry Cleaning</b>	C	C	C	P	P
<b>Leather Works &amp; Products / Taxidermy</b>	C	C	P	P	P
<b>Manufacturing, General</b> *all other types not specifically designated elsewhere	-	-	C	C	C

Manufacturing of Beverages	-	C	C	P	P
Manufacturing of Glass / Glassware	-	C	C	P	P
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Manufacturing of Grain Mill Products	-	C	P	P	P
Manufacturing of Hardware Products	-	C	P	P	P
Manufacturing of Heating / Plumbing Equipment	-	C	P	P	P
Manufacturing of Meat Products	-	C	P	P	P
Manufacturing of Paper Products	-	C	P	P	P
Manufacturing of Rubber Products	-	C	P	P	P
Manufacturing of Scientific Instruments	-	C	P	P	P
Manufacturing of Telecommunication Equipment	-	C	P	P	P
Manufacturing of Textiles	-	C	P	P	P
Marine Equipment Sales & Service	-	C	P	P	P
Media Productions	C	C	P	P	P
Mining	-	-	C	C	C
Mining, Raw Processing / Separation	-	-	C	C	C
Movie Theater	-	C	C	P	P
Nursery / Greenhouses / Farm Stands	C	P	P	P	P
Nursing / Rehabilitation Homes / Assisted Living / Group Homes / Adult Care Facilities	C	C	C	P	P
Office Space	C	C	P	P	P
Paint / Powder Coating Shops	-	C	P	P	P
Park / Open Space, Public	P	P	P	P	P
Parks, Private	C	C	P	P	P
Pet Stores / Pet Grooming	C	P	P	P	P
Printing / Publishing	-	C	P	P	P
Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	-	C	C	C	C
Public Utility Support Buildings	C	C	C	C	C
Raceways	-	-	C	C	C
Restaurants, Fast Food / Drive-Through	C	C	C	P	C
Restaurants, Food Truck Vendors *not including temporary permitted events	C	C	P	P	C
Restaurants, Dine-In Seating	C	C	P	P	C

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**Residential (R)  
Rural Residential RR-1 (2011)  
Residential Flex Planned Community  
RF District (2019 SVO)**

**Rural Residential (RR)  
Multiple Use MU-1 (2011)**

**Agriculture (AG)  
Agricultural AD-1 (2011)**

**Highway Commercial (HC)  
Business Flex Planned Community BF  
District 2019 SVO  
Highway Flex Planned Community HF  
District 2019 SVO  
Highway Commercial HC District 2019  
SVO**

**Industrial (I)  
Controlled Districts CD (2011)**

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<b>Retail, General</b> *all other types not designated elsewhere	-	C	C	P	P
<b>Retail, Wholesale Products</b>	-	C	C	P	P
<b>RV Camp / Hunting Camp (seasonal)</b> *with use of 180 days per calendar year	-	P	P	P	P
<b>RV &amp; Trailer Parks</b> *3 or more RV's/Camp Trailers unit hook ups on a parcel	-	C	C	P	C
<b>RV Storage Yards</b>	-	C	P	P	P
<b>Sales Office for Manufactured Homes</b>	-	C	C	P	C
<b>Sexually Oriented Businesses / Adult Entertainment</b>	-	-	-	-	P
<b>Short Term Rentals / Overnight Accommodations</b>	-	P	P	P	P
<b>Signs</b>	P	P	P	P	P
<b>Silviculture (timber production)</b>	-	C	P	P	P
<b>Stables / Arenas / Boarding Stalls (Equine Services)</b>	-	C	P	P	P
<b>Stone Products Manufacturing</b>	-	-	C	P	P
<b>Storage Yard</b> *all other types not specifically designated elsewhere	-	C	C	P	P
<b>Telecommunication Towers</b>	C	C	C	C	C
<b>Temporary Buildings</b> *uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.	C	C	C	C	C
<b>Transfer Stations &amp; Landfills</b>	-	-	C	C	C
<b>Veterinarian / Animal Clinics</b>	-	C	P	P	P